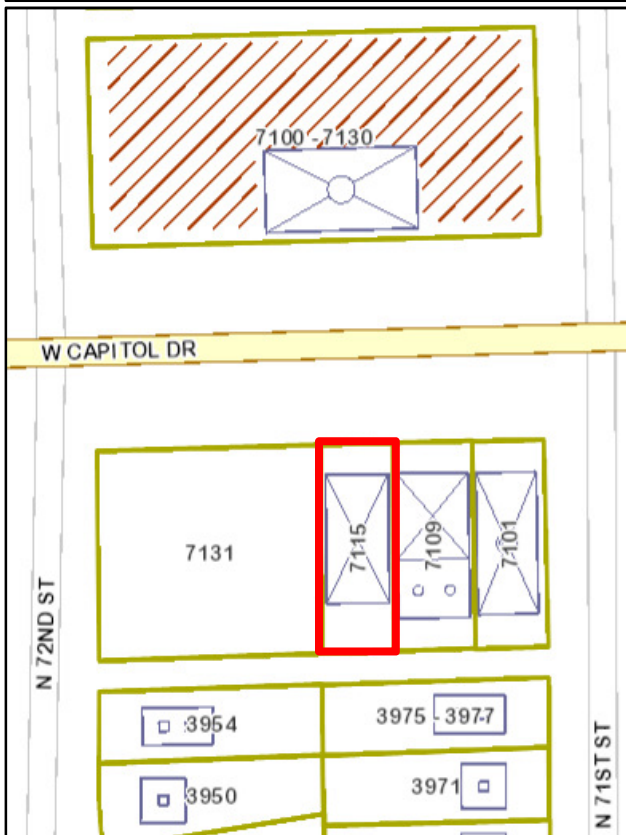


## 7115 West Capitol Drive Dineen Park Neighborhood



### 7115 WEST CAPITOL DRIVE

Building: 3,884 SF building, built in 1954  
Lot Area: 5.040 SF or 42' x 120' (approximately)  
Zoning: LB1, Local Business

### RESOURCES FOR BUILDING RENOVATION:

- Façade Grants [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- Retail Investment Fund [www.milwaukee.gov/rif](http://www.milwaukee.gov/rif)
- White Box Program [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- Business financing may be available through Milwaukee Economic Development Corp. at [www.MEDOnline.com](http://www.MEDOnline.com)

## \$79,200 ASKING PRICE

### BUYER OBLIGATIONS:

- Provide to Dept. of City Development (DCD) acceptable development plan for the properties consistent with the recommendations for the site contained in the West Side Plan [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)
- Restore existing building or demolish and construct a new building in accordance with the City's Commercial Design Guidelines [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)
- Finish all renovations or new construction in a timely manner.
- Enter Common Council approved contract with City of Milwaukee. Assemble the two or more properties, if applicable— preferably by Certified Survey Map or possibly by Joinder Deed Restriction acceptable to City.

INFORMATION ITEMIZED BELOW IS AVAILABLE AT: [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

- **Environmental**
- **Photographs**
- **Existing Tenant Leases**

### PERMITTED COMMERCIAL USES INCLUDE:

- Business service; medical office, general & government office; retail
- Mixed use, multi-family housing, artist studio
- Broadcasting/recording studio; cultural institution
- Financial institution
- **Note:** Property must be taxable. Some uses may need Board of Zoning Approval. Note: if contemplating a use that requires BOZA approval, review the West Side Plan to determine if the proposed use is consistent with the Plan's recommendation for the site.

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility, and uses prohibited by zoning.

### SPECIAL NOTES:

- The City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer approved by the Council, and to impose additional use restrictions, if necessary.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

**CITY SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, consistency with the West Side Plan objectives, impact on the nearby business community and residential neighborhood, extent & quality of renovation or new construction, contribution to tax base, financial viability, and completion schedule.
- Transaction contingent upon Common Council approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Property to be sold an “as is, where is” basis by quit claim deed subject to restrictive covenants for performance and prohibition of property-tax exemption. A \$10,000 Performance Deposit may be required at closing.
- Closing contingent on Buyer having firm financing and equity to complete the DCD -approved renovation or new construction plans. Detailed Buyer site plans and building elevations will require DCD approval prior to permit issuance. Plans must substantially comply with City of Milwaukee Commercial Design Guidelines for new construction (see above).
- Renovation or new construction must be complete within 12-months of closing; Buyer to obtain Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies at submittal and at closing. See website at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

**SHOWING & BROKER INSTRUCTIONS:** Brokers must contact both tenants and provide each tenant with a 12 hour notice prior to scheduling a showing. The tenant contact information is available at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE). The Real Estate Broker must coordinate all showing with the existing tenants. **NOTE: The property may have deferred maintenance. Please plan accordingly for your inspection.**

**TENANTS:** The property will be sold subject to rights of tenants. Tenant leases are available [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

**SUBMITTAL:** 1) Completed “Proposal Summary and Public Disclosure Statement” on website at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)  
2) Detailed scope of work for renovation (façade rendering may be requested) or scaled preliminary site and building plans. Building plans must identify exterior materials.  
3) Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. **Proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received.**

**Contact:** Matt Haessly, Department of City Development, (414)286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov). No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals

**CONFIDENTIALITY:** The City will honor confidentiality requests to the extent possible under applicable law. If attachments to the Proposal Summary and Public Disclosure Statement are proprietary, please mark items as such.

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